

LUKE BRUGNARA

Sch 16a

DETAILS FROM SALES ESCROW FOR 38 SAN JACINTO, SAN FRANCISCO						
Description	Sales Price	Selling Expense	Deductible Expense	Loan Payoffs	Seller Deposit	Exhibit
Sales Price	\$1,400,000.00					W6-9 pg 1
Credit for Deposit by Seller					(\$20,000.00)	W6-9 pg 1
Seller Credit for Pro Rated Association Dues			(\$5.40)			W6-9 pg 1
Commission		\$35,000.00				W6-9 pg 1
Commission		\$42,000.00				W6-9 pg 1
Unpaid Bal w/interest paid to 02/01/03 to Cascade				\$650,000.00		W6-9 pg 1; 11
Interest on Payoff Loan 03/01/03 to 06/01/03 to Cascade			\$19,933.64			W6-9 pg 1; 11
March Payment to Cascade				\$6,500.00		W6-9 pg 1; 11
March Late Charge to Cascade			\$650.00			W6-9 pg 1; 11
Late Fees for April, May and June to Cascade			\$1,950.00			W6-9 pg 1; 11
Interest from 06/01/03 to receipt to Cascade			\$6,716.77			W6-9 pg 1; 11
Forebearance Fee to Cascade			\$23,833.34			W6-9 pg 1; 11
Credit if transaction closes before 7/1/03 to Cascade				(\$6,500.00)		W6-9 pg 1; 11
Foreclosure Fees to Cascade			\$3,279.50			W6-9 pg 1; 11
Reconveyance Fees to Cascade			\$45.00			W6-9 pg 1; 11
Forwarding Fee to Cascade			\$95.00			W6-9 pg 1; 11
Port of Unpaid Bal w/int paid to 02/01/03 to Investment Grade Loans				\$776,633.23		W6-9 pg 1, pg 12
Interest on Payoff Loan 06/01/03 to 07/01/03 to Investment Grade Loans			\$10,700.27			W6-9 pg 1
Bal of March Payment and late charge to Investment Grade Loans			\$1,390.62			W6-9 pg 1, pg 12
Forebearance to Investmnt Grd Loans			\$1,000.00			W6-9 pg 1
Offset Leaving the unpaid balance org. note to Investmnt Grade Loans				(\$270,000.00)		W6-9 pg 1, pg 12
April May and June Payments to Investmnt Grade Loans				\$34,171.86		W6-9 pg 1, pg 12
Demand Fee to Investment Grade Lns		\$75.00				W6-9 pg 1, pg 12
Documentary Transfer Tax		\$10,500.00				W6-9 pg 1
Recording Services		\$220.00				W6-9 pg 1
Delivery Services		\$100.00				W6-9 pg 1
Notary and Doc. Prep		\$475.00				W6-9 pg 1
Document Preparation		\$200.00				W6-9 pg 1
Balance due to remove loan to Al Ebner				\$21,760.80		W6-9 pg 2
Delinquent Water account			\$6,027.20			W6-9 pg 2
Satisfaction fo Judgment to Robert S Jaret			\$2,987.40			W6-9 pg 2
Delinquent Taxes for 2001-2 May to SF Tax Collector			\$18,122.69			W6-9 pg 2
1st and 2nd Inst. 3077-41 plus pen to SF Tax Collector			\$19,228.99			W6-9 pg 2
reports to JCP Report			\$123.95			W6-9 pg 2
Assoc Dues to Monterey Heights HO Assoc			\$120.00			W6-9 pg 2
Notary Fee to Robert S Jaret		\$10.00				W6-9 pg 2
Refuse Lien to City and County of SF Dept of Public Health			\$427.13			W6-9 pg 2

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38 San Jacinto to O'Connor Insulation Co.			\$85.00				W6-9 pg 2
Inspection to Dept of Building Insp			\$286.38				W6-9 pg 2
Pay Water Lien on 351 California to SF Public Utilities Comm			\$1,857.92				W6-9 pg 2
Cash from Seller						(\$1.29)	W6-9 pg 2
TOTALS	\$1,400,000.00	\$88,580.00	\$118,855.40	\$1,212,565.89	(\$20,001.29)		
			Total Payments:			\$1,400,000.00	

LUKE BRUGNARA

Sch 16b

DETAILS FROM PURCHASE ESCROW FOR 38 SAN JACINTO WAY, SAN FRANCISCO

Description	Purchase Price	Purchase Expenses	Loan Expenses	Deductible Expense	Exhibit
Purchase Price	\$1,000,000.00				TC Ex N - TC001649
Loan Origination Fee			\$39,000.00		TC Ex N - TC001649
Lender's Inspection Fee			\$375.00		TC Ex N - TC001649
Processing Fee			\$635.00		TC Ex N - TC001649
UCC Filing			\$5.00		TC Ex N - TC001649
Interest from 6/30/94 - 7/01/94				\$216.67	TC Ex N - TC001649
Fire Ins Premium - 1 year				\$4,500.00	TC Ex N - TC001649
93/94 Taxes - 2nd St				\$27,002.08	TC Ex N - TC001649
93/94 Taxes - Mission St.				\$48,684.34	TC Ex N - TC001649
Fees, Proc, Doc, Insp, UCC			\$61,015.00		TC Ex N - TC001649
Int. fr. 6/30/94 - 7/1/94				\$177.08	TC Ex N - TC001649
Water lien - Mission St.				\$3,885.13	TC Ex N - TC001649
Water Lien - 2nd St.				\$2,386.05	TC Ex N - TC001649
Prorate Assessments 7/1/94 - 1/10/95				\$5.40	TC Ex N - TC001649
Pay Demand of: Harry Blumenthal			\$12,500.00		TC Ex N - TC001649
Pay Demand of: Al Ebneter			\$12,500.00		TC Ex N - TC001649
Fees - Hanson, Bridgett, Marcus, Vlahos		\$600.00			TC Ex N - TC001649
Escrow Fee		\$860.00			TC Ex N - TC001649
Notary		\$40.00			TC Ex N - TC001649
Title Ins. Prem. (Owners)		\$2,097.60			TC Ex N - TC001649
Title Ins. Prem. (Lender)		\$1,940.60			TC Ex N - TC001649
Fed Ex/Courier		\$50.00			TC Ex N - TC001649
Recording Fees		\$142.00			TC Ex N - TC001649
TOTALS	\$1,000,000.00	\$5,730.20	\$126,030.00	\$86,856.75	
		Total Payments:		\$218,616.95	